

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION:

PARCEL 1
THAT LAND LYING IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 24 EAST AND SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, ALL LYING IN LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13, RUN N89°59'29"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 371.37 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT "A" AS SHOWN ON THE PLAT OF LEGACY OF LEESBURG UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 4 AND 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE N89°59'29"E, 291.31 FEET; THENCE N00°05'08"E, 664.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE S89°56'36"E, 663.16 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE N00°08'08"E, ALONG SAID LINE 601.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 48, (100 FEET TOTAL RIGHT-OF-WAY); THENCE S87°08'35"E, ALONG SAID LINE 1,537.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MT. BETHEL BAPTIST CHURCH ROAD, (COUNTY DISTRICT NO. 2-3217); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 48, RUN ALONG SAID WESTERLY LINE OF MT. BETHEL BAPTIST CHURCH ROAD THE FOLLOWING COURSES AND DISTANCES; S00°15'47"W, 255.39 FEET; THENCE S42°15'47"W, 148.65 FEET; THENCE S11°15'47"W, 131.81 FEET; THENCE S37°22'33"E, 204.06 FEET; THENCE S00°15'47"W, 422.34 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ITS SOUTHERLY EXTENSION THEREOF, RUN S00°11'26"W, 117.52 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,402.41 FEET AND A CHORD BEARING AND DISTANCE OF S63°26'27"W, 95.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°53'16", FOR 95.16 FEET; THENCE S00°11'26"W, 290.00 FEET; THENCE S89°48'34"E, 165.56 FEET; THENCE S00°11'41"W, 30.51 FEET; THENCE S00°48'13"W, 50.00 FEET; THENCE S00°06'13"W, 215.04 FEET; THENCE N72°44'42"E, 69.91 FEET; THENCE S67°49'03"E, 199.13 FEET; THENCE S00°06'13"W, 196.25 FEET; THENCE S21°34'08"W, 96.41 FEET; THENCE S35°28'08"W, 97.30 FEET; THENCE S27°44'39"W, 112.19 FEET; THENCE S03°35'31"E, 21.59 FEET; THENCE S24°27'49"E, 190.83 FEET TO A POINT ON THE BOUNDARY OF CONSERVATION EASEMENT NUMBER 3, AS RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 422, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT THE FOLLOWING COURSES AND DISTANCES; S20°50'53"W, 87.59 FEET; THENCE S38°47'41"W, 47.32 FEET; THENCE S68°27'00"W, 66.04 FEET; THENCE N82°29'46"W, 70.74 FEET; THENCE S60°18'56"W, 82.57 FEET; THENCE S42°06'12"W, 74.63 FEET; THENCE N36°36'17"W, 79.16 FEET; THENCE N26°40'06"W, 201.42 FEET; THENCE N31°59'06"W, 315.40 FEET; THENCE N67°38'23"W, 159.24 FEET; THENCE N74°44'18"W, 171.16 FEET; THENCE N83°21'53"W, 158.28 FEET; THENCE S56°57'53"W, 53.46 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,960.00 FEET AND A CHORD BEARING AND DISTANCE OF S36°21'58"W, 211.07 FEET; THENCE DEPARTING SAID CONSERVATION EASEMENT RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°10'23", FOR 211.17 FEET TO THE ABOVE SAID CONSERVATION EASEMENT, THENCE CONTINUE ALONG SAID CONSERVATION EASEMENT THE FOLLOWING COURSES AND DISTANCES; S02°56'33"W, 70.81 FEET; THENCE S30°27'16"E, 66.74 FEET; THENCE S23°54'29"E, 76.59 FEET; THENCE S28°39'48"E, 158.15 FEET TO A POINT ON THE BOUNDARY OF LEGACY OF LEESBURG UNIT 5, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 1 THROUGH 4, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING THE ABOVE SAID CONSERVATION EASEMENT AND ALONG WITH SAID BOUNDARY OF UNIT 5 THE FOLLOWING COURSES AND DISTANCES; N37°42'53"W, 76.75 FEET; THENCE N82°17'23"W, 198.37 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,930.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°17'22"W, 133.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°58'27", FOR 133.87 FEET; THENCE S21°18'08"W, 376.24 FEET; THENCE N68°41'52"W, 140.00 FEET; THENCE N10°51'32"W, 127.67 FEET; THENCE N38°33'20"W, 106.99 FEET; THENCE N63°25'30"W, 223.52 FEET; THENCE N46°35'06"W, 79.14 FEET; THENCE N29°07'21"W, 148.88 FEET; THENCE N02°48'41"W, 78.09 FEET; THENCE N29°07'21"W, 76.07 FEET; THENCE N32°59'22"W, 82.71 FEET; THENCE N84°52'42"W, 165.42 FEET; THENCE S43°13'57"W, 165.42 FEET; THENCE S08°39'23"E, 152.28 FEET; THENCE S44°46'00"E, 72.08 FEET; THENCE S49°12'07"E, 59.80 FEET; THENCE S38°46'29"E, 43.81 FEET; THENCE S29°46'22"E, 66.56 FEET; THENCE S27°45'20"W, 50.80 FEET; THENCE S53°51'44"W, 409.92 FEET; THENCE S32°20'18"W, 38.83 FEET; THENCE S59°57'06"W, 222.33 FEET; THENCE N69°18'22"W, 172.58 FEET; THENCE S67°08'31"W, 140.24 FEET; THENCE S47°39'01"W, 48.77 FEET; THENCE S24°11'52"W, 67.75 FEET; THENCE S84°04'42"W, 111.09 FEET; THENCE S55°22'57"W, 48.86 FEET TO THE BOUNDARY OF LEGACY OF LEESBURG UNIT 2, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 46 AND 47, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG WITH SAID BOUNDARY THE FOLLOWING COURSES AND DISTANCES; N00°01'51"E, 45.70 FEET; THENCE N17°15'31"W, 103.22 FEET; THENCE N44°40'40"E, 41.68 FEET; THENCE N29°15'28"E, 524.12 FEET; THENCE N00°46'31"E, 47.69 FEET; THENCE N28°11'50"E, 89.77 FEET; THENCE N10°23'42"W, 86.80 FEET; THENCE N67°26'32"W, 53.51 FEET; THENCE N31°55'05"W, 46.73 FEET; THENCE N21°50'59"W, 113.06 FEET; THENCE N31°21'43"W, 67.11 FEET; THENCE N85°28'26"W, 60.95 FEET; THENCE S86°08'53"W, 65.68 FEET; THENCE N71°18'51"W, 75.36 FEET; THENCE N40°54'43"W, 65.38 FEET; THENCE N00°01'51"E, 73.43 FEET TO THE BOUNDARY OF LEGACY OF LEESBURG UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 4 AND 5, THENCE ALONG WITH SAID BOUNDARY THE FOLLOWING COURSES AND DISTANCES; N00°01'51"E, 45.70 FEET; THENCE N01°38'37"E, 41.14 FEET; THENCE N07°10'29"E, 59.02 FEET; THENCE N42°57'30"E, 47.26 FEET; THENCE N39°36'30"E, 142.95 FEET; THENCE N52°16'45"E, 92.90 FEET; THENCE S86°16'40"E, 164.86 FEET; THENCE S50°15'26"E, 209.83 FEET; THENCE S44°23'30"E, 107.31 FEET; THENCE N85°41'10"E, 67.30 FEET; THENCE N71°05'10"E, 90.18 FEET; THENCE N38°51'21"E, 98.19 FEET; THENCE N02°52'22"E, 107.27 FEET; THENCE N32°16'43"W, 70.03 FEET; THENCE N53°30'42"W, 77.97 FEET; THENCE N82°05'16"W, 23.59 FEET; THENCE N66°31'43"W, 60.90 FEET; THENCE N36°51'13"W, 61.39 FEET; THENCE N08°43'23"E, 101.69 FEET; THENCE N33°54'22"W, 77.70 FEET; THENCE N22°53'17"E, 54.62 FEET; THENCE N30°24'07"E, 62.27 FEET; THENCE N54°00'52"E, 54.76 FEET; THENCE N48°10'30"E, 48.77 FEET; THENCE RUN N00°00'31"W, A DISTANCE OF 25.53 FEET TO THE POINT OF BEGINNING.

AND,
PARCEL 2
THAT PORTION OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACT "E", LEGACY OF LEESBURG UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 15 THROUGH 19, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF TRACT A, OF THE ABOVE MENTIONED PLAT OF LEGACY OF LEESBURG UNIT 1, RUN N35°03'01"W ALONG THE EASTERLY LINE OF TRACT A 258.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGACY BOULEVARD; AND ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, AND A CHORD BEARING AND DISTANCE OF N39°36'22"E, 325.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 65°36'13", FOR 343.50 FEET; THENCE N72°24'28"E, 33.23 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING WITH AND WITHIN THE SOUTHERLY BOUNDARY OF ABOVE MENTIONED TRACT "E" THE FOLLOWING COURSES AND DISTANCES; S79°07'57"E, 157.68 FEET; THENCE N51°01'00"E, 141.07 FEET; THENCE S74°41'24"E, 76.59 FEET; THENCE S81°36'04"E, 52.29 FEET; THENCE S54°40'59"E, 87.16 FEET; THENCE N80°00'00"E, 72.79 FEET; THENCE N00°05'39"E, 128.00 FEET; THENCE N90°00'00"E, 49.29 FEET; THENCE N00°00'00"E, 80.00 FEET; THENCE N90°00'00"E, 134.22 FEET TO A POINT ON THE SAID SOUTHERLY BOUNDARY OF TRACT "E"; AND BEING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°34'55"E, 126.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 42°13'33", FOR 128.97 FEET; THENCE N64°41'41"E, 334.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 36°13'36", FOR 173.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEANDERING TRAILS BOULEVARD AS SHOWN ON THE PLAT OF LEGACY OF LEESBURG UNIT 5, AS RECORDED IN PLAT BOOK 57, PAGES 1 THROUGH 4, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S81°31'55"E, ALONG SAID RIGHT-OF-WAY 50.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°34'27"E, 10.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 01°47'17", FOR 10.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 80°32'04", FOR 35.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 25°41'08", FOR 246.56 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID UNIT 5, S59°59'54"E, 73.02 FEET; THENCE S85°47'08"E, 1,390.84 FEET TO A POINT ON THE NORTHWESTERLY LINE OF HIGHLAND LAKES, PHASE 2-D, AS RECORDED IN PLAT BOOK 35, PAGES 40 AND 41, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTHWESTERLY LINE THEREOF, AND ALONG THE NORTHERLY LINE OF HIGHLAND LAKES, PHASE 2-A, AS RECORDED IN PLAT BOOK 33, PAGES 75 THROUGH 79, HIGHLAND LAKES PHASE 1-A, AS RECORDED IN PLAT BOOK 31, PAGES 53 THROUGH 59; AND HIGHLAND LAKES PHASE 1-B, AS RECORDED IN PLAT BOOK 32, PAGES 97 THROUGH 101, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA THE FOLLOWING COURSES AND DISTANCES; S53°38'42"W, 413.31 FEET; THENCE N89°53'29"W, 1,325.77 FEET; THENCE N89°54'21"W, 1,111.31 FEET; THENCE RUN S54°56'59"W, A DISTANCE OF 250.90 FEET TO THE POINT OF BEGINNING.

PREPARED BY:



**FARNER
BARLEY**
AND ASSOCIATES, INC.
LICENSED BUSINESS No. 4709
4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 753-3114

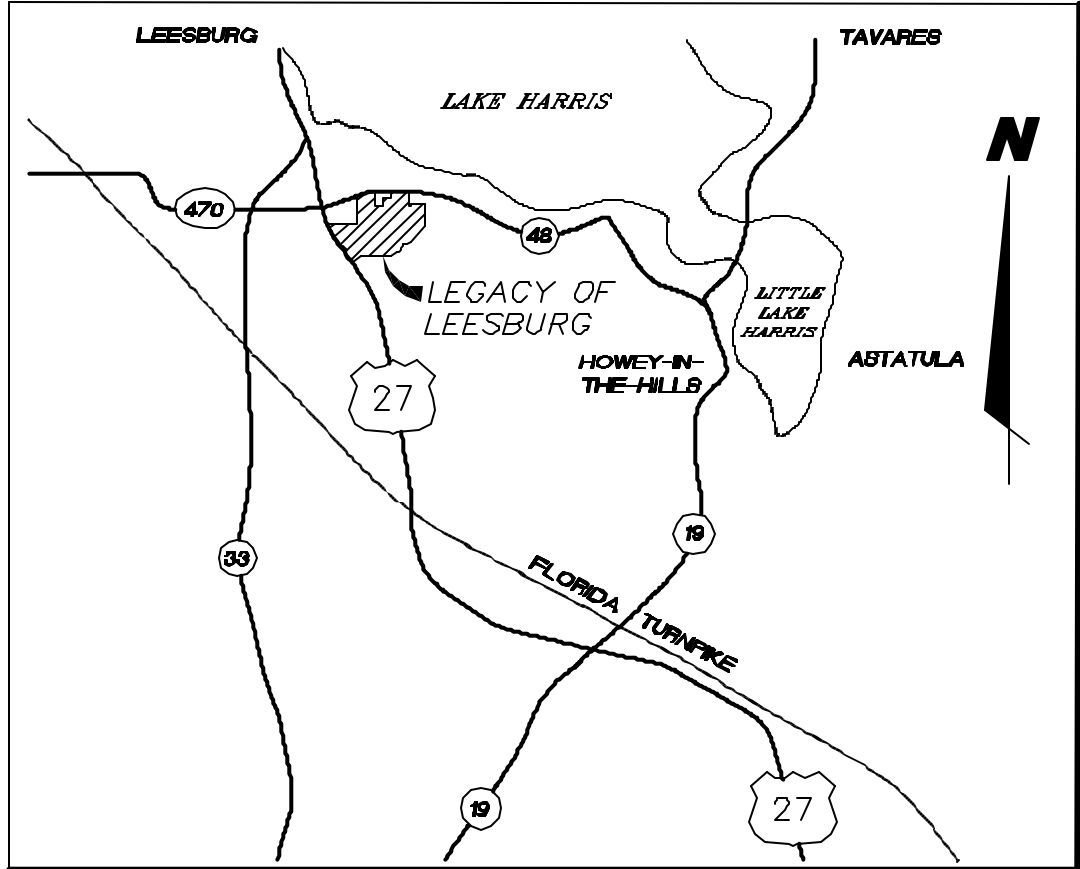
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

SHEET 1 OF 9

LEGACY OF LEESBURG UNIT 6

SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST & SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, CITY OF LEESBURG, LAKE COUNTY, FLORIDA

A PARTIAL REPLAT OF LEGACY OF LEESBURG UNIT 1, PLAT BOOK 43, PAGES 15
THROUGH 19 INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



LOCATION MAP

NOT TO SCALE

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF THE PLAT OF HIGHLAND LAKES PHASE 1-A, BEING N89°53'29"W.
- UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF CABLE TELEVISION SERVICES, AS PROVIDED IN CHAPTER 177.091 (28) FLORIDA STATUTES.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- TRACTS "B", "C", "D", "I", "J", "K", "L", "M", "N", "O", AND "Q", ARE COMMON AREAS DESIGNATED FOR LANDSCAPING, DRAINAGE, PASSIVE RECREATION, UTILITIES AND OPEN SPACE AND ARE AFFECTED BY THE PROVISIONS OF THE COMMUNITY DECLARATION OF COVENANTS AND RESTRICTIONS. HOWEVER, THOSE PORTIONS OF THE ABOVE LISTED TRACTS SUBJECT TO THE CONSERVATION EASEMENTS AS DEPICTED HEREON, ARE TO BE UTILIZED IN ACCORDANCE WITH THE CONDITIONS SET FORTH IN SAID CONSERVATION EASEMENTS.
- TRACT "P" IS A LIFT STATION TRACT DEDICATED TO THE CITY OF LEESBURG BY THIS PLAT.
- TRACTS "H" IS DESIGNATED AS A RECREATION VEHICLE STORAGE AREA, TRACTS "G" AND "F" ARE DESIGNATED AS SIGNAGE, LANDSCAPING AREAS AND ARE AFFECTED BY THE PROVISIONS OF THE COMMUNITY DECLARATION OF COVENANTS AND RESTRICTIONS.
- THE STORM WATER MANAGEMENT SYSTEM AND THE ASSOCIATED DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LEGACY OF LEESBURG PROPERTY OWNERS ASSOCIATION, INC.
- THE PRIVATE ROADWAYS ARE COMMON AREAS AND ARE AFFECTED BY THE PROVISIONS OF THE COMMUNITY DECLARATION OF COVENANTS AND RESTRICTIONS.
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION IS BY SEPARATE INSTRUMENT.
- UNLESS OTHERWISE NOTED THERE SHALL BE A 5 FEET WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES AND A 10 FEET WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL FRONT LOT LINES CONTIGUOUS TO THE RIGHT-OF-WAY.
- ALL LOT LINES ARE NON-RADIAL UNLESS NOTED. RADIAL LINES ARE NOTED BY (R).
- TRACT "R" IS SUBJECT TO THOSE CONDITIONS AS SET FORTH IN ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ERP PERMIT NO. 4-069-56386-2 AS TO THE FLORIDA SCRUB JAY HABITAT MANAGEMENT PLAN.
- TRACT "A" IS RESERVED BY THE DEVELOPER.
- COMMON AREAS ARE THOSE AREAS AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1787, PAGE 1494 (AS AMENDED)
- LANDS DESCRIBED HEREON ARE AFFECTED BY THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 20, 2000, IN O.R. BOOK 1787, PAGE 1494; AMENDMENTS RECORDED IN O.R. BOOK 2115, PAGE 2375 AND O.R. BOOKS AND PAGES: 2150/866, 2175/1459, 2226/617, 2475/1089, 2731/2485 AND 3007/1914, NOTICE OF AMENDMENTS TO BYLAWS RECORDED IN O.R. BOOK 2059/592, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, CONTAINED IN INSTRUMENT RECORDED JULY 2, 1999, IN O.R. BOOK 1730, PAGE 1587, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, CONTAINED IN INSTRUMENT RECORDED NOVEMBER 25, 2002, IN O.R. BOOK 2213, PAGE 422, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EASEMENTS IN FAVOR OF FLORIDA POWER CORPORATION, CONTAINED IN INSTRUMENT RECORDED IN DEED BOOK 320, PAGE 638, DEED BOOK 329, 646 AND O.R. BOOK 350, PAGE 176, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DECLARATION OF UNITY OF TITLE RECORDED IN O.R. BOOK 1734, PAGE 339, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 963, PAGE 1251

APPROVAL OF MUNICIPAL PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on _____ day of _____, 2006,
the foregoing plat was officially approved by the Planning and
Zoning Commission of the City of Leesburg, Florida.

ATTEST

SECRETARY

CHAIRMAN

PLAT BOOK AND PAGE

DEDICATION

LEGACY OF LEESBURG UNIT 6

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate the following for the purposes thereon expressed, subject to the general notes contained herein.

- TO THE LEGACY OF LEESBURG PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT: COMMON AREAS WHICH INCLUDE TRACTS "B", "C", "D", "F", "I", "K", "L", "M", "N", "O", "Q", "R" AND ALL ROADWAYS
- TO THE CITY OF LEESBURG, FLORIDA: TRACT "P"
- TO THE PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES AND THE CITY OF LEESBURG:
All utility easements are hereby granted over, across and upon the roadways and those areas designated as utility easements shown herein.
- TO THE PROVIDERS OF SANITATION, POSTAL, FIRE PROTECTION, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL:
A perpetual right of ingress and egress over and across roadways as shown herein.

EXCEPT AS NOTED ABOVE, NO PART OF THE LANDS DESCRIBED HEREIN IS DEDICATED TO THE CITY OF LEESBURG OR THE GENERAL PUBLIC.

IN WITNESS WHEREOF, The undersigned owner has executed this Dedication in the manner provided by law on _____. Signed, sealed and delivered in our presence as witnesses:

WITNESSES:

- | | |
|--------------------------|---|
| 1. _____
SIGNATURE | OWNER:
RODGERS BROTHERS LAND COMPANY,
A FLORIDA CORPORATION
SEAL |
| 2. _____
PRINTED NAME | SAM R. RODGERS
PRESIDENT |
| 1. _____
SIGNATURE | |
| 2. _____
PRINTED NAME | KATHLEEN S. DIXON
ASSISTANT SECRETARY |

STATE OF _____ FLORIDA COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, by _____ AND _____ AS _____ AND _____, RESPECTIVELY, OF THE ABOVE CORPORATION

WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

Signature of Acknowledger _____
Printed name of Acknowledger _____
Title _____ (SEAL OR STAMP)
My commission Expires: _____

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Date _____
David H. Kraft, P.S.M. Registration Number 4365
Engineering Department, City of Leesburg, Leesburg, Florida

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his direction and supervision, and that this plat complies with all the requirements of Section 177, Florida Statutes.

Farner, Barley & Associates, Inc. - 4450 NE 83RD ROAD
WILDWOOD, FL 34785 Licensed Business No. 4709

SEAL

Dated _____
JODY W. STURGILL, P.S.M. Registration No. 4379

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS PRESENTED TO THE CITY COMMISSION OF LEESBURG LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COMMISSION OF LEESBURG FOR RECORD, AND THE DEDICATION OF TRACT "P" AND THE UTILITY AND INGRESS/EGRESS EASEMENTS STATED ABOVE ARE ACCEPTED FOR MUNICIPAL PURPOSES OF SAID CITY ON _____ DAY OF _____, 20_____. PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN 90 DAYS FROM THE DATE OF APPROVAL BY SAID CITY COMMISSION CITY OF LEESBURG, FLORIDA.

ATTEST

CITY CLERK

MAYOR/COMMISSIONER